

Denis Law  
Mayor



June 13, 2016

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on July 11, 2016:

**SEPA DETERMINATION:** Determination of Non-Significance Mitigated (DNSM)  
**PROJECT NAME:** Elliott Farms Preliminary Plat  
**PROJECT NUMBER:** LUA15-000242, ECF, PP, SA-H, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 29, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

A handwritten signature in blue ink that reads "Clark H. Close".

Clark H. Close  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE  
- MITIGATED (DNS-M)**

**PROJECT NUMBER:** LUA15-000242, ECF, PP, SA-H, MOD

**APPLICANT:** Patrick O. Lennon and Todd Levitt

**PROJECT NAME:** Elliott Farms Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would divide the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums (MCC). Secondary access to the lots would be available through the existing private road due to the existing private easement through MCC. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and MCC, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

**PROJECT LOCATION:** SR 169 East of 140<sup>th</sup> Way SE (APN 222305-9004)

**LEAD AGENCY:** City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

**DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT**



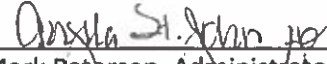

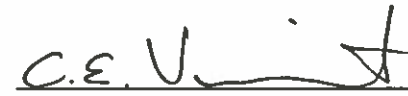
The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 29, 2016.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

**PUBLICATION DATE: JULY 15, 2016**

**DATE OF DECISION: JULY 11, 2016**

**SIGNATURES:**

<hr/>	<hr/>	 Mark Peterson, Administrator Fire & Emergency Services	<hr/>
Gregg Zimmerman, Administrator Public Works Department	Date		7/15/16 Date
 Kelly Beymer, Administrator Community Services Department	<hr/>	 C.E. "Chip" Vincent, Administrator Department of Community & Economic Development	<hr/>
	7/11/16 Date		7/15/16 Date

# ADVISORY NOTES TO APPLICANT

## LUA15-000242



**Application Date:** April 13, 2015  
**Name:** Elliott Farms

**Site Address:** 14207 Maple Valley Hwy  
Renton, WA 98058-8120

### PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

#### Police Plan Review Comments

**Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on Police Services

#### Fire Review - Building Comments

**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of \$495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:

1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.
2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 24 through 26. Not 17 feet as proposed.

#### Technical Services Comments

**Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: CC&Rs: Bob Mac Onie 05/15/2015

Elliott Farms is identified as a Short Plat in the Recitals this is incorrect.

Recommendations: Preliminary Plat: Bob Mac Onie 5/15/2015

Note the City of Renton land use action number and land record number, LUA15 000242 and LND 10 0523, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.



PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Technical Services Comments	Contact: Bob MacOnie   425-430-7369   bmaconie@rentonwa.gov
The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton.	
All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.	

Community Services Review Comments	Contact: Leslie Betlach   425-430-6619   LBetlach@rentonwa.gov
Recommendations: A. ENVIRONMENTAL IMPACT COMMENTS (from Community Services)	
1. Parks Impact Fee per Ordinance 5670 applies.	
2. Street Trees: Space street trees 40 feet on center, not 30 feet on center. 30 Feet to street lights or further. Playground exists at new entrance.	

**PLAN - Planning Review - Land Use**

Version 2 | December 16, 2015

**Engineering Review Comments**

**Contact:** Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

1. Frontage improvements along SR 169 will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of SR 169 to accommodate 6, 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder may be reduced to 4 feet.
2. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4 6 060. The new internal roadway shall be a 53 foot right of way, with 26 feet of pavement, curb, gutter, an 8 foot planter strip, a 5 foot sidewalk and LED street lighting installed along both sides of the street. One side of the road must be marked NO PARKING.
3. Sidewalk should be continued south side of the roadway front of lot 24 to lot 27, lot 34 to lot 45, and common area to match existing sidewalk to Molasses creek sidewalk.
4. A traffic analysis dated December April 1, 2015 was provided by TENW. The traffic study is required to include all impacted intersections: SE Renton Maple Valley RD/ 140TH Way SE, SE Renton Maple Valley RD/ Molasses Creek East Access, and Molasses Creek West Access/ 140TH Way SE. The proposed 45 lot subdivision would generate approximately 321 new weekday daily trips, with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting) , and 31 new trips occurring during weekday PM peak hour (21 entering, 10 exiting).
5. Primary streets/intersection impacted by this development are:
  - a) SE Renton Maple Valley RD/ 140TH Way SE
  - b) SE Renton Maple Valley RD/ Molasses Creek East Access
  - c) Molasses Creek West Access/ 140TH Way SE
6. Increased traffic created by the development will be mitigated by payment of transportation impact fees of approximately \$53,137.80.
7. Mailbox locations shall be approved by the Post Office.
8. LED street lighting meeting the residential lighting standards will be required per City of Renton Standards.
9. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
10. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').
11. The subject property is within the well field Capture Zone/Aquifer area Zone II. The project must comply with special requirement # 6 (Aquifer Protection Area) per City of Renton Amendment to King County Storm water design manual.

**General Comments**

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.
4. A separate street lighting plan shall be included with the civil drawings.
5. All utilities serving the site are required to be undergrounded.

**Fire Review - Building Comments**

**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

**Recommendations: Environmental Impact Comments:**

1. Fire impact fees are applicable at the rate of \$495.10 per unit. This fee is paid at time of building permit issuance.

**Code Related Comments:**

1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.



**PLAN - Planning Review - Land Use**

Version 2 | December 16, 2015

**Technical Services Comments**

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Include the following blocks:

**TRACT NOTES**

A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.

Tract '998' is a Storm Drainage tract; upon the recording of this plat, Tract 'A' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). An easement is hereby granted and conveyed to the City of Renton over, under and across Tract '998' is a wetland management and critical area tract and is subject to a Native Growth Protection Easement. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in Tract '998' previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Tract '999' is an Access, Landscape, Recreation, Open Space and Pedestrian Access tract; upon the recording of this plat, Tract '999' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). Maintenance of all improvements and landscaping on said Tract '999' shall be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract '999' previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City and except for required maintenance of the utilities located within the tracts that is granted written City of Renton authorization and conducted using best available science.

Tract 999 should be segregated into at least two separate tracts, one for access and the other of Landscaping, Recreation and Open Space.

**NATIVE GROWTH PROTECTION EASEMENT**

The Native Growth Protection Easement (NPGE) on this Plat identifies critical areas steep slopes & wetlands. The creation of the

**PLAN - Planning Review - Land Use**

Version 3 | April 22, 2016

**Planning Review Comments**

**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

A covenant would be required to be placed on the face of the plat to vacate the parcels direct public access to SR 169 when a future access to a public road can be achieved either through the existing Molasses Creek Condominiums (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel.

Public access from Elliott Farms subdivision to SR 169 would be required to provide channelization (right in/right out only) from Road B to SR 169.

A subdivision with fee simple lots requires that the internal roadway to be made public. Therefore, the roadway design must comply with the residential access road standards of the Renton Municipal Code (RMC 4 6 060 Street Standards).

Submit an approved right in/right out (RIRO) channelization plan from WSDOT.

**Engineering Review Comments**

**Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

1. 1 ft maintenance strip is to be located behind ROW (typ)

2. Taper landscaping across frontage of lot 18. Align lot 17 with roadway. Shift backyard boundaries as applicable for these lots.

3. Terminate sidewalk at lot 18 and join to pedestrian path through development.

4. Provide mailbox location and vehicular access/parking to mailbox.

**Fire Review - Building Comments**

**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of \$495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:

1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.

2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.

3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13. Not 16 feet as proposed.



**PLAN - Planning Review - Land Use**

Version 4 |

**Engineering Review Comments**

**Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

was observed in five of the eight test pits. The seepage occurred below depths of about five feet. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report discount the use of full infiltration due to the underlying dense glacial till soil.

5. The project site is located within the Lower Cedar River drainage basin and the flowpath from the project site discharge point is less than a half mile to the 100 year floodplain of the Cedar River and qualifies for the direct discharge exemption in accordance with Section 1.2.3.1 of the City Amendments to the KCSWDM and must adhere to all requirements thereof.

**Staff Comments:**

i. The conveyance system analysis provided in the preliminary Technical Information Report (TIR) does not provide a complete analysis of the system to the outfall in the Cedar River in accordance with the requirements for the direct discharge exemption as outlined in Section 1.2.3 of the 2009 KCSWDM. Applicant shall provide a complete conveyance system analysis, including new conveyance pipes within the proposed development and existing conveyance pipes from the development boundary to the outfall in the Cedar River. Applicant shall demonstrate the outfall and existing conveyance system is adequately sized to support the added run off from the development.

6. The development is required to provide basic water quality treatment prior to discharge. The development is proposing to convey surface water to an existing water quality facility (wetpond), located at the southwest corner of the WA 169 and 140th Way SE intersection. As stated in the drainage report, the existing off site wetpond was built and sized for several divisions of Cedarwood projects, Molasses Creek Condominiums, areas of the WSDOT right of way, as well as the proposed Elliot Farms project.

**Staff Comments:**

- i. The applicant shall complete a level 3 downstream analysis verifying capacity of the existing wetpond and conveyance system.
  - ii. The applicant shall provide a copy of the as built plans and final drainage report(s) used to build the Cedarwood Water Quality Pond.
7. No downstream flooding or erosion issues were identified in the drainage report.

**Additional Staff Comments:**

- i. A Construction Stormwater Permit from Department of Ecology is required.
- ii. A Stormwater Pollution Prevention Plan is required to be submitted with the construction permit application.

**TRANSPORTATION**

1. The proposed development fronts Maple Valley Hwy (WA 169) along the north property lines. Maple Valley Hwy (WA 169) is classified as a Principal Arterial Road and is a Washington State Highway. Frontage improvements along Maple Valley Hwy (WA 169) will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of Maple Valley Hwy (WA 169) to accommodate six (6) 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder width may be reduced to 4 feet. Existing right of way (ROW) width is approximately 150 feet. Per City code 4 6 060, half street improvements shall include a pavement width of 88 feet (44 feet from centerline), a 0.5 foot curb, an 8 foot planting strip, an 8 foot sidewalk, street trees and storm drainage improvements. However, the City's transportation group has determined and will support an alternate standard to match the established standard street section for Maple Valley Hwy (WA 169). The City established standard street section for Maple Valley Hwy (WA 169), which shall be installed by the developer as part of the proposed development, will allow retention of the existing curb line. Developer will be required to install 6 foot planting strips and 5 foot sidewalks behind the existing curb along the frontage of Maple Valley Hwy (WA 169).

**Staff Comments:**

- i. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.
- ii. The posted speed limit of Maple Valley Hwy (WA 169) is 50 mph along this section of Maple Valley Hwy (WA 169). The City defers to American Association of State Highway and Transportation Officials (AASHTO) standard clear zones, which provide the same, or similar, clear zone requirements as WSDOT. The required clear zone would preclude the developer from being able to install street trees and street lighting along the frontage of Maple Valley Hwy (WA 169) as part of the development. A request for modification or a fee in lieu would be required to not install the street trees and street lighting along Maple Valley Hwy (WA 169) as part of the platting process of Elliott Farms.

2. The proposal includes a new internal roadway providing direct access via Maple Valley Hwy (WA 169) to the north and access through the existing access easement through the existing private lane at Molasses Creek Condominiums (MCC) to the west. The applicant has proposed a street modification to provide a paved roadway width of 20 feet with 5 foot sidewalks and 8 foot planter strips along one side of the roadway. Sidewalks and planter strips alternate between the north side of the roadway and the south side of the roadway in order to provide pedestrian access to the pathways used to connect common areas.

**Staff Comments:**

- i. Emergency services access within 150 feet of all homes via a 20 foot paved roadway is required. As such, parking is not allowed along the internal access road proposed for the project.
3. The proposal includes three (3) 16 foot wide alleys. Alley 1 provides access to lots 24 26, Alley 2 provides access to lots 5 13, and



PLAN - Planning Review - Land Use

Version 4 |

<b>Fire Review - Building Comments</b>	<b>Contact:</b> Corey Thomas   425-430-7024   cthomas@rentonwa.gov
they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District. 3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13 and 24 through 26. Not 16 feet as proposed. Turning radius to Alley 2 does not meet code either.	

# NOTICE

**OF ENVIRONMENTAL DETERMINATION  
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)  
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

**PROJECT NAME:** Elliott Farms Preliminary Plat  
**PROJECT NUMBER:** LUA15-000242, ECF, PP, SA-H, MOD  
**LOCATION:** SR 169 EAST OF 140<sup>TH</sup> WAY SE (APN 222305-9004)

**Description:** The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would divide the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums (MCC). Secondary access to the lots would be available through the existing private road due to the existing private easement through MCC. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and MCC, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 29, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF  
COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON AUGUST 9, 2016 AT 11:00 AM TO CONSIDER THE PRELIMINARY PLAT, SITE PLAN & MODIFICATION. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF  
COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

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